

AVIARA EAST



PROPOSED BUILDINGS - LOOKING SOUTHWEST
SCALE: N.T.S.

DRAWING INDEX

A-0.0	COVER SHEET
CIVIL:	SURVEY
ARCHITECTURAL:	
A-0.1	PHOTOGRAPHS (EXISTING CONDITIONS)
A-1.0	OVERALL SITE PLAN / FIRST FLOOR PLAN- DATA
A-1.1	WEST RESIDENTIAL BUILDING SCHEMATIC FLOOR PLANS
A-1.2	WEST RESIDENTIAL BUILDING SCHEMATIC FLOOR PLANS
A-1.3	EAST MIXED USED BUILDING SCHEMATIC FLOOR PLANS
A-1.4	RENDERINGS

PROFESSIONALS

OWNER: MAG REAL ESTATE & DEVELOPMENT 1181 ROGERS CIRCLE, UNIT 28 BOCA RATON, FL 33487 PH. (561) 923-8385
ARCHITECT: PASQUALE KURITZKY ARCHITECTURE, INC. 5101 N.W. 21ST AVENUE, SUITE 360 FORT LAUDERDALE, FL 33309 PH. (954) 332-0184
CIVIL & SURVEY: KEITH & ASSOCIATES INC. 301 E. ATLANTIC BLVD. POMPAÑO BEACH, FL 33060 PH. (954) 788-3400

APPLICABLE CODES

APPLICABLE CODES: 2017 FLORIDA BUILDING CODE 6TH EDITION (BUILDING, MECHANICAL, ELECTRICAL, PLUMBING), FLORIDA FIRE PREVENTION CODE, 2012 NFPA 101 LIFE SAFETY CODE, FLORIDA ACCESSIBILITY CODE, FAIR HOUSING ACT. FIRE SPRINKLER: STRUCTURES TO BE PROTECTED BY AN APPROVED, SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE TO FLORIDA BUILDING CODE SECTION 903.3.1.1, FIRE PREVENTION CODE AND NFPA 13. FIRE DEPARTMENT ACCESS MUST COMPLY WITH FFPC 1 18.2.3.4.1 OCCUPANCY: GROUP R2 & XX TYPE OF CONSTRUCTION: TYPE IIA PROJECT IS COMPLIANT WITH FBC ACCESSIBILITY CHAPTER 5, 502.5 REQUIRED HEIGHTS FIRE DEPARTEMENT ACCESS SHALL COMPLY WITH FFPC1 18.2.3.4.1	THE PROJECT SHALL CONFORM TO: 1. THE PROJECT MUST CONSIDER SAFEGUARDS DURING THE CONSTRUCTION PROCESS. FLORIDA BUILDING CODE CHAPTER 33 DELINEATES VARIOUS SAFEGUARDS THAT MAY APPLY DURING THE CONSTRUCTION PHASE. ALL STRUCTURES ASSOCIATED WITH THE PROTECTION OF PEDESTRIANS WILL REQUIRE A SEPARATE PERMIT. A LICENSED PROFESSIONAL MUST SIGN AND SEAL THE PLANS AND SPECIFICATIONS. THE PROJECT SHALL CONFORM TO THE CITY OF POMPAÑO BEACH WHICH IS A PARTICIPATING MUNICIPALITY IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFOP). THE REQUIREMENTS SPECIFIC TO THE CITY OF POMPAÑO BEACH CAN BE FOUND IN http://library.amlegal.com/nxt/gateway.dll/Florida/pompanobeach_zoning CHAPTER 155 FLOODPLAIN MANAGEMENT OF THE CODE OF ORDINANCES AND ACCESSED AT: 2. THE PROJECT WILL CONFORM TO THE BDA RADIO SYSTEM.
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DESIGNED PKA

DRAWN PKA

CHECKED PKA

**AVIARA EAST
POMPAÑO**
MCNAB AND DIXIE HIGHWAY
POMPAÑO, FL

PROJECT NO. 1909
DATE: 05/02/19

R E V I S I O N S

COVER SHEET

P&Z

PRE-APPLICATION MEETING
PZ19-14000010
08/28/19

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DESIGNED PKA

DRAWN PKA

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AVIARA EAST POMPAÑO

MCNAB AND DIXIE HIGHWAY
POMPAÑO, FL

PROJECT NO. 1909

DATE: 05/02/19

R E V I S I O N S

SITE PLAN

P&Z
PRE-APPLICATION MEETING

PZ19-14000010
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SITE PLAN/ BUILDING DATA

PROJECT DESCRIPTION:

(1) FIVE STORY MIXED USE BUILDING, AND(1) EIGHT STORY RESIDENTIAL BUILDING

A. LAND USE DESIGNATION:

MEDIUM RESIDENTIAL (WEST PORTION OF SITE)
COMMERCIAL (EAST PORTION OF SITE)

PROPOSED LAND USE DESIGNATION:XXXXXXX

B. ZONING DESIGNATION:

B-3 (WEST PORTION OF SITE) AND B-4 (EAST PORTION OF SITE)

C. SITE AREA:

TOTAL SITE AREA = 223.456 SQUARE FEET (5.13 ACRES)

D. WATER/ WASTE WATER SERVICE PROVIDER:

CITY OF POMPAÑO BEACH

E. NUMBER OF DWELLING UNITS:-

229 TOTAL UNITS

TYPE OF UNITS - 5 TYPES

UNIT A1	ONE BEDROOM	(56 UNITS)
UNIT B1	TWO BEDROOM	(83 UNITS)
UNIT A2	ONE BEDROOM	(45 UNITS)
UNIT A3	STUDIO	(20 UNITS)
UNIT A4	STUDIO	(10 UNITS)
UNIT A5	ONE BEDROOM	(5 UNITS)
UNIT B2	ONE BEDROOM	(10 UNITS)

MAX. SITE DENSITY ALLOWED:

46 D.U. PER ACRE
46 D.U. X 5.13 AC = 235 UNITS ALLOWED

MAX. SITE DENSITY PROPOSED:

229 UNITS (± 39 D.U./ACRE)

COMMERCIAL AREA

= ± 10,972 S.F.

LEASING AREA

= ± 2,590 S.F.

F. EAST "MIXED USE" BUILDING

GROSS SQUARE FOOTAGE PER FLOOR:

GROUND FLOOR	= 13,562 S.F.
SECOND FLOOR	= 15,640 S.F.
THIRD FLOOR	= 15,640 S.F.
FOURTH FLOOR	= 15,640 S.F.
FIFTH FLOOR	= 15,640 S.F.
SIXTH FLOOR	= 15,640 S.F.
TOTAL	= 91,762 S.F.

WEST "RESIDENTIAL" BUILDING

GROSS SQUARE FOOTAGE PER FLOOR:

GROUND FLOOR	= 1,814 S.F.
SECOND FLOOR	= 32,388 S.F.
THIRD FLOOR	= 32,220 S.F.
FOURTH FLOOR	= 32,220 S.F.
FIFTH FLOOR	= 32,220 S.F.
SIXTH FLOOR	= 32,220 S.F.
SEVENTH FLOOR	= 32,220 S.F.
EIGHT FLOOR	= 32,220 S.F.
TOTAL	= 227,522 S.F.

G. BUILDING FOOTPRINT:

EAST "MIXED USE" BUILDING FOOTPRINT = 13,562 S.F.

WEST "RESIDENTIAL" BUILDING FOOTPRINT = 1,814 S.F.

TOTAL BUILDING FOOTPRINT = 15,376 S.F.

H. ADDITIONAL IMPERVIOUS AREAS (AT GRADE)

V.U.A. AREA XX,XXX S.F.

TOTAL IMPERVIOUS AREAS (INCLUDES BUILDING FOOTPRINT) % XX S.F.

I. MAXIMUM LOT COVERAGE

60% 134,074 S.F.

LOT COVERAGE PROPOSED (INCLUDES 2 BUILDING (18,336 SF + 58,853 SF)) 35% 77,189 S.F.

J. MINIMUM OPEN AREA REQUIRED

10% 22,346 S.F.

OPEN AREA PROPOSED XX% XX,XXX S.F.

MINIMUM PERVIOUS AREA REQUIRED AS PER POMPAÑO BCH. FL. DOWNTOWN OVERLAY DISTRICT 20% 44,691 S.F.

PERVIOUS AREA PROPOSED XX% XX,XXX S.F.

K. PARKING DATA: AS PER POMPAÑO BCH. FL. DPTOC ZONING DISTRICT REGULATIONS

EAST MIXED USED BUILDING:

1.5 SPACE / STUDIO UNITS (50 UNITS)

1.5 SPACE / 1 BEDROOM UNITS (60 UNITS)

135 SPACES REQUIRED

GROUND FLOOR COMMERCIAL:

1 SPACE/300 GROSS S.F. (13,562 S.F. /300

= 46 SPACES REQUIRED

161 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED 111 SPACES PROVIDED (4 HC INCLUDED)

* 38% IS SHARED PARKING

WEST RESIDENTIAL BUILDING:

1.5 SPACE / 2 BEDROOM UNITS (56 UNITS)

1.5 SPACE / 1 BEDROOM UNITS (83 UNITS)

= 209 SPACES REQUIRED

215 SPACES PROVIDED (4 HC INCLUDED)

L. NUMBER OF STORIES:

6 AND 8 STORIES

SETBACK CHART

FRONT SETBACK (NORTH) REQUIRED 0'(MIN)

FRONT SETBACK (NORTH) PROVIDED 5'-2" TO 13'-6"

STREET SIDE (EAST) SETBACK REQUIRED 0'(MIN)

STREET SIDE (EAST) SETBACK PROVIDED 13'-6"

INTERIOR SIDE (WEST) SETBACK REQUIRED 10'(MIN)

INTERIOR SIDE (WEST) SETBACK PROVIDED 9'-0"

REAR SETBACK (SOUTH) REQUIRED 10'(MIN)

REAR SETBACK (SOUTH) PROVIDED 11'-0" AND 9'-0"

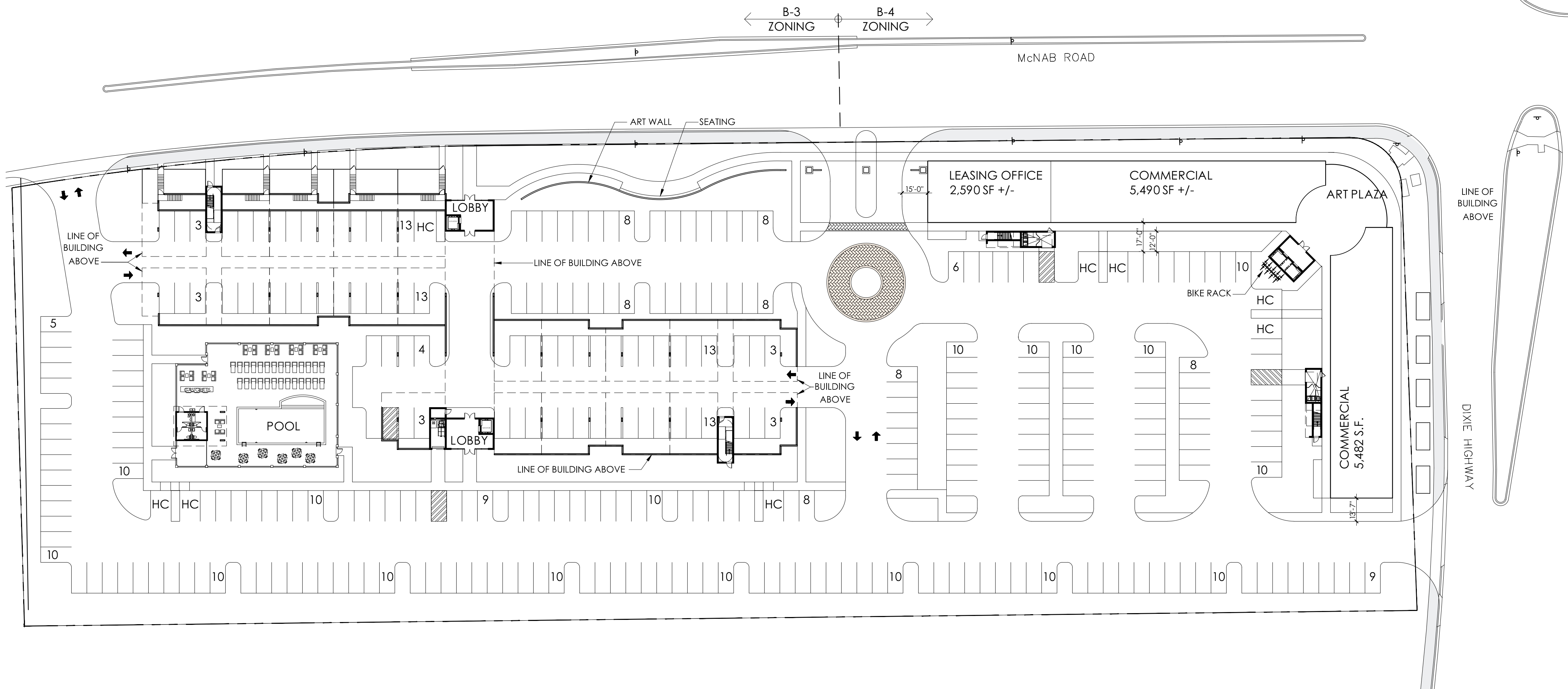
CODE INFORMATION

APPLICABLE CODES:

2014 FLORIDA BUILDING CODE,

2012 NFPA 101 LIFE SAFETY CODE,

NFPA 1 , CHAPTER 18.

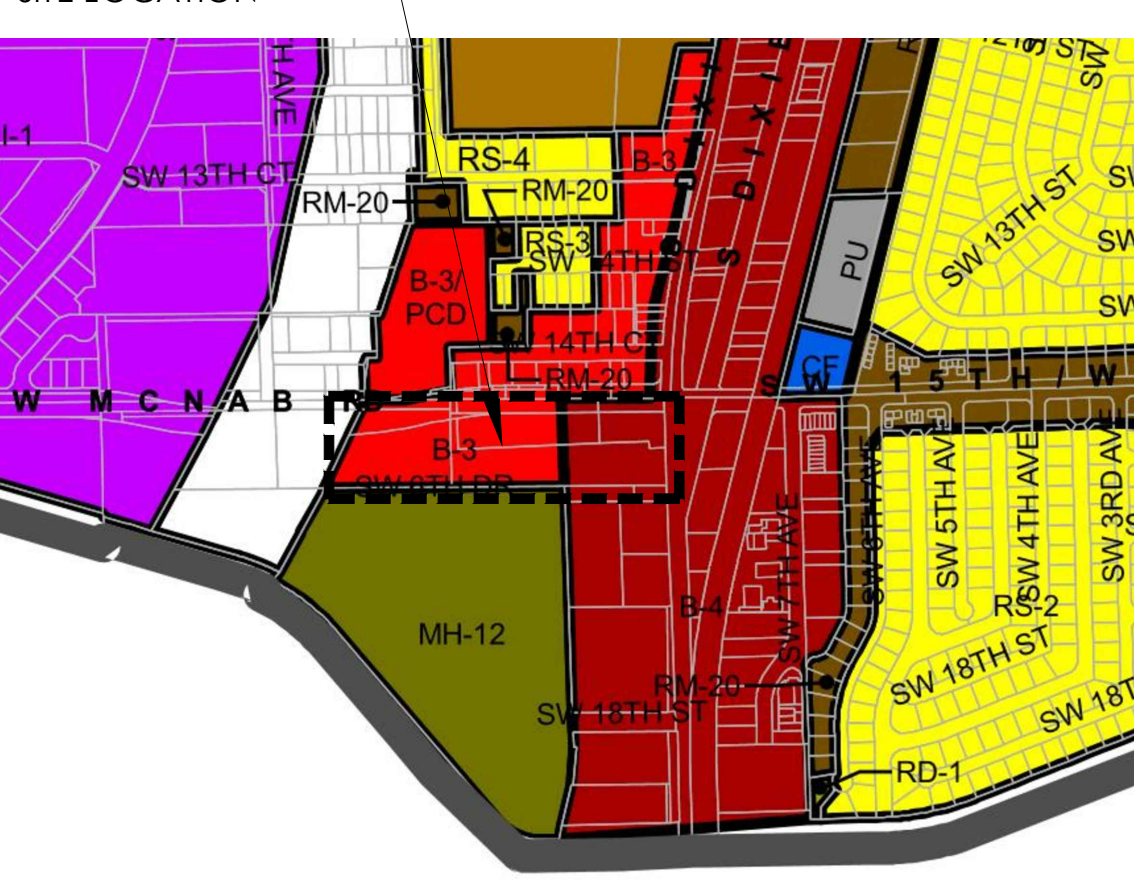


SITE PLAN

SCALE 1" = 40'-0"

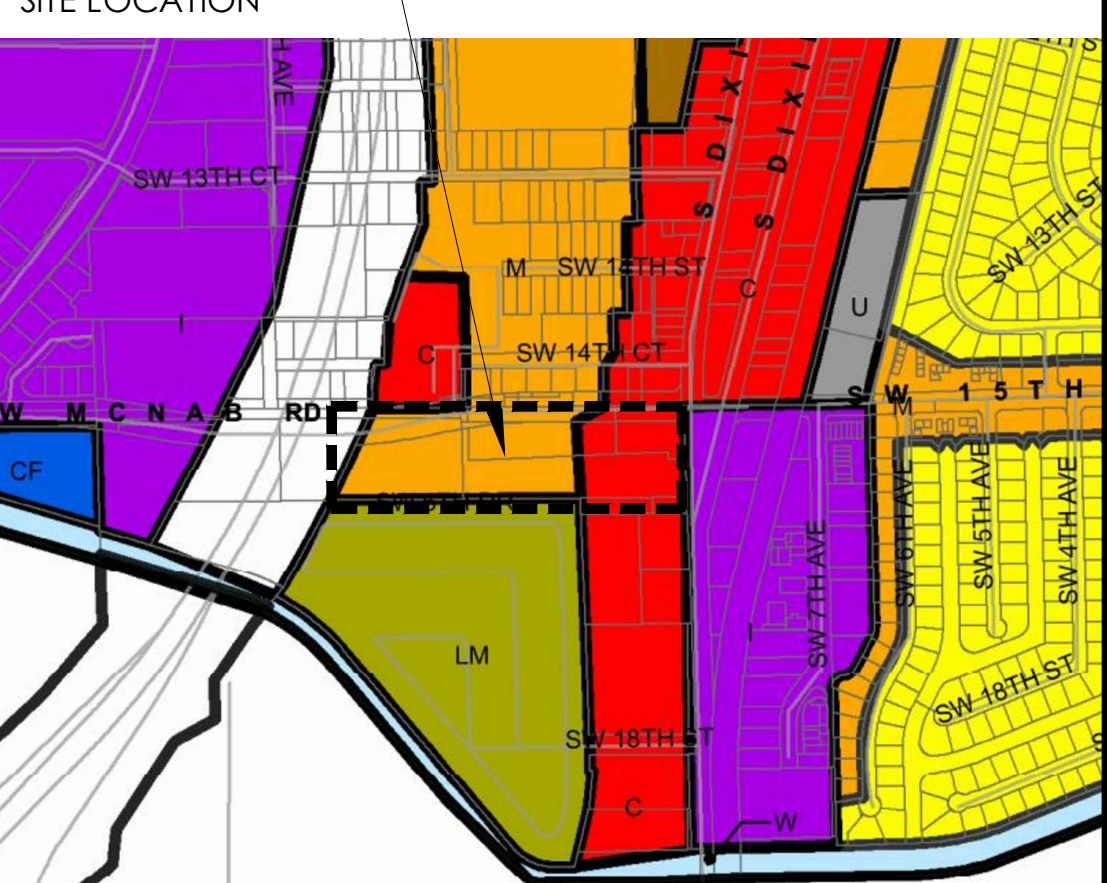
ZONING MAP

SITE LOCATION

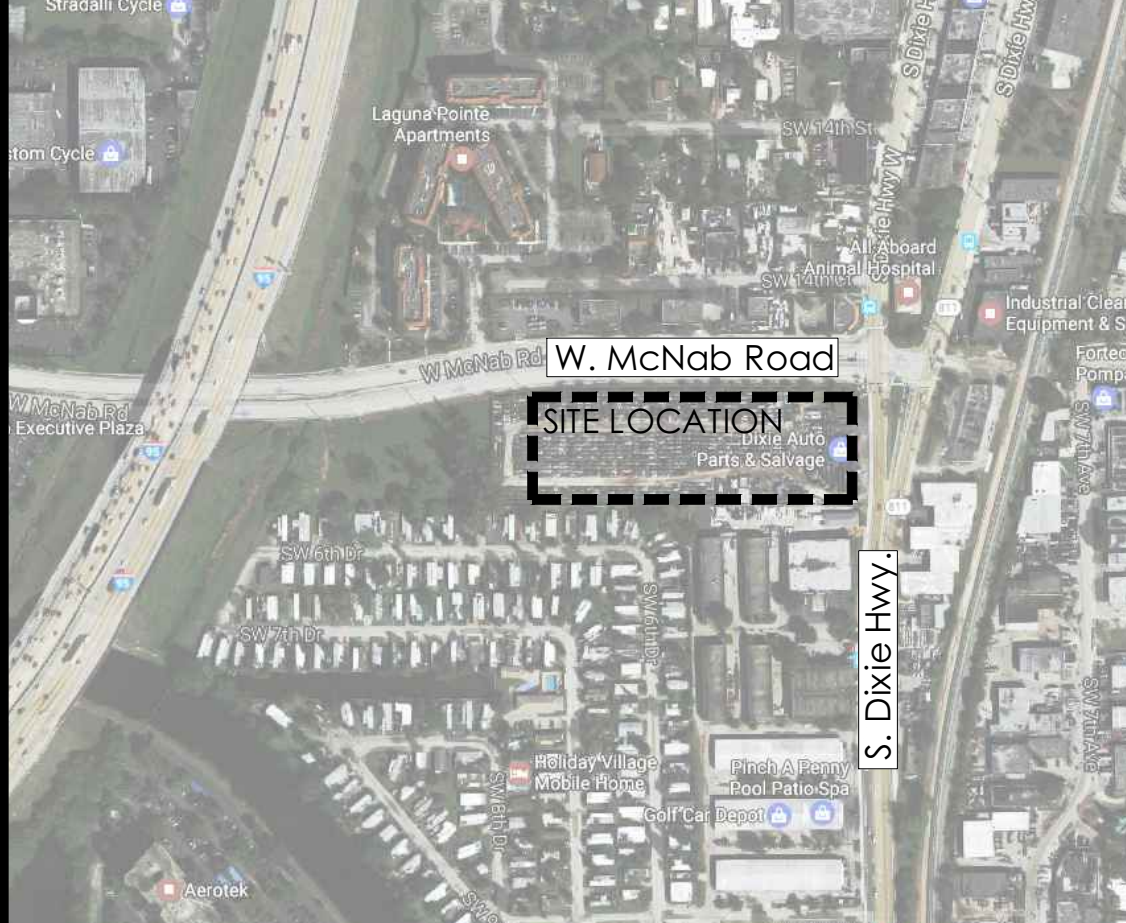


LAND-USE MAP

SITE LOCATION



LOCATION MAP



LEGAL DESCRIPTION

ALL THAT PART OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 49 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 00°00'00" EAST 75.24 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AT WHICH THE RADIUS BEARS SOUTH 07°46'21" EAST THROUGH A CENTRAL ANGLE OF 8°52'29" AND A RADIUS OF 1856.86 FEET A DISTANCE OF 287.62 FEET (THE LAST DESCRIBED CURVE PER LEGAL DESCRIPTION PROVIDED IN O.R.B. 13995, PAGE 730, B.C.R.); THENCE SOUTH 88°53'52" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MCNAB ROAD, 53 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL A DISTANCE OF 500.63 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST THROUGH A CENTRAL ANGLE OF 88°27'50" AND A RADIUS OF 25.00 FEET A DISTANCE OF 38.60 FEET TO THE WEST RIGHT-OF-WAY OF DIXIE HIGHWAY; THENCE SOUTH 00°26'02" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 252.59 FEET; THENCE NORTH 88°53'53" WEST A DISTANCE OF 819.93 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 256.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL BEING THREE PARCELS OF LAND AS DESCRIBED IN O.R.B. 2641, PAGE 380 AND O.R.B. 2655, PAGE 507, LESS PARCELS DESCRIBED IN O.R.B. 13995, PAGE 728 AND O.R.B. 5623, PAGE 645, B.C.R., CONTAINING 223,449 SQUARE FEET / 5.15 ACRES MORE OR LESS.

AVIARA EAST POMPANO

MCNAB AND DIXIE HIGHWAY
POMPANO, FL

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REVISIONS

WEST RESIDENTIAL BUILDING

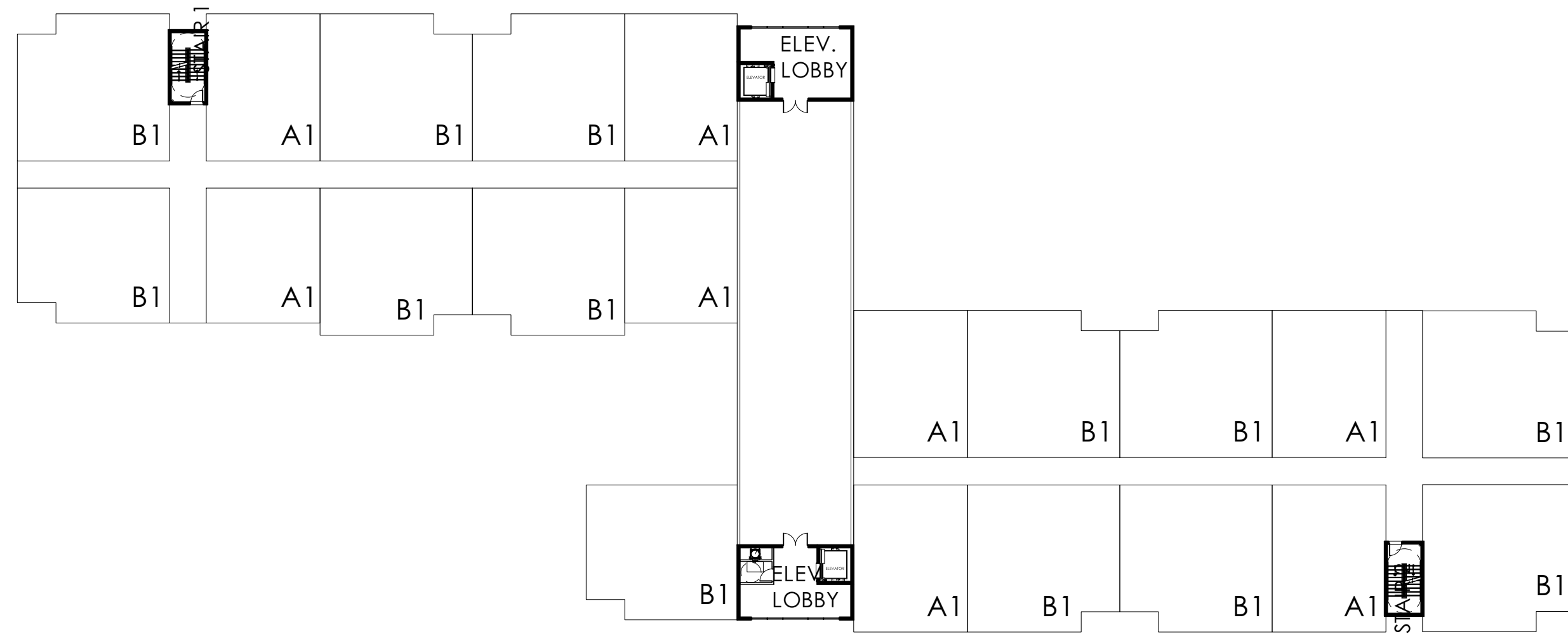
FLOOR PLANS

P&Z

PRE-APPLICATION MEETING

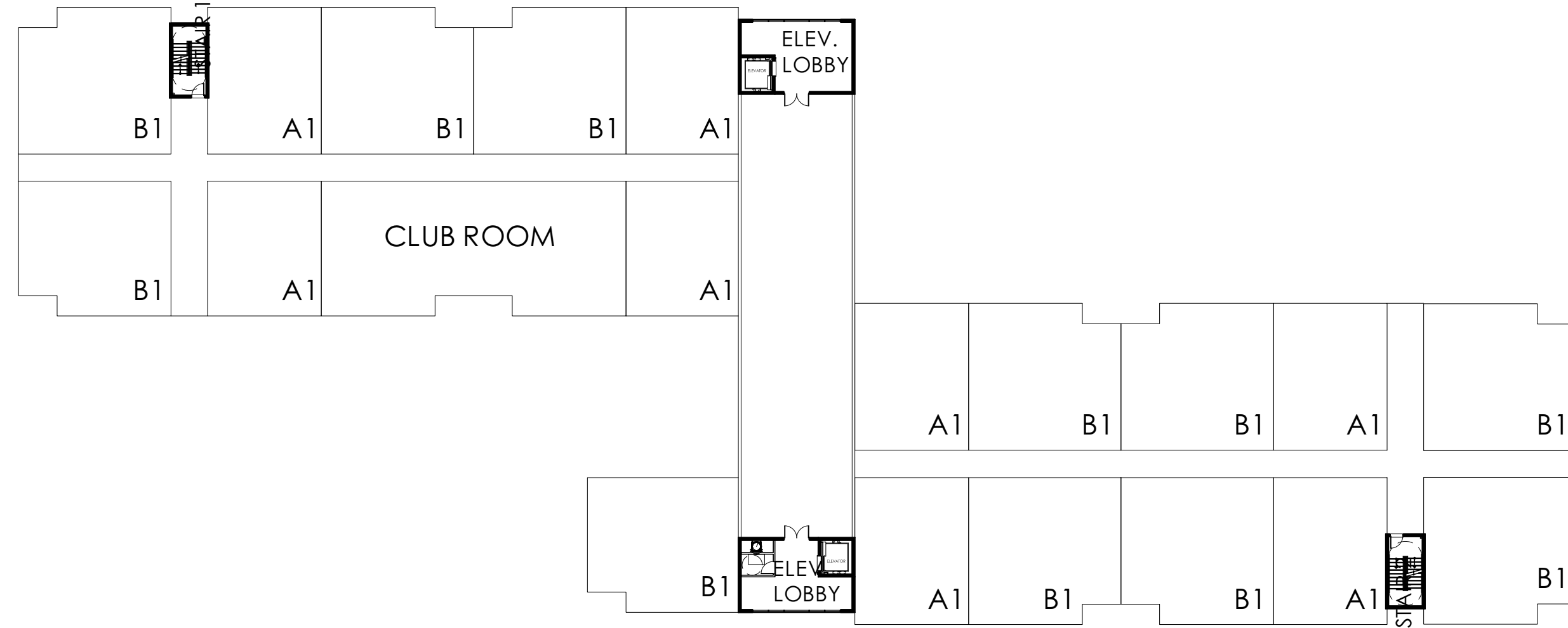
PZ19-14000010

08/28/19



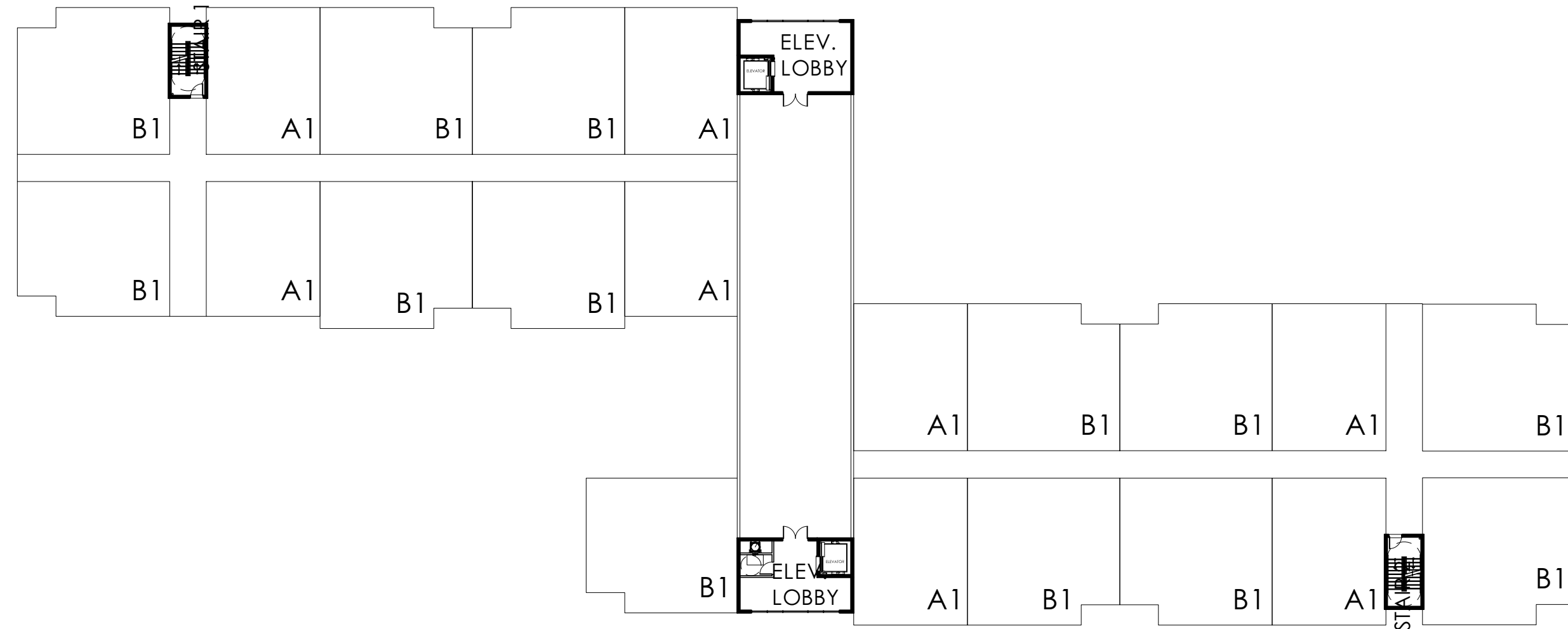
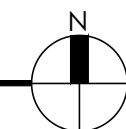
SCHEMATIC FLOOR PLANS - 8th FLOOR

SCALE 1" = 30'-0"



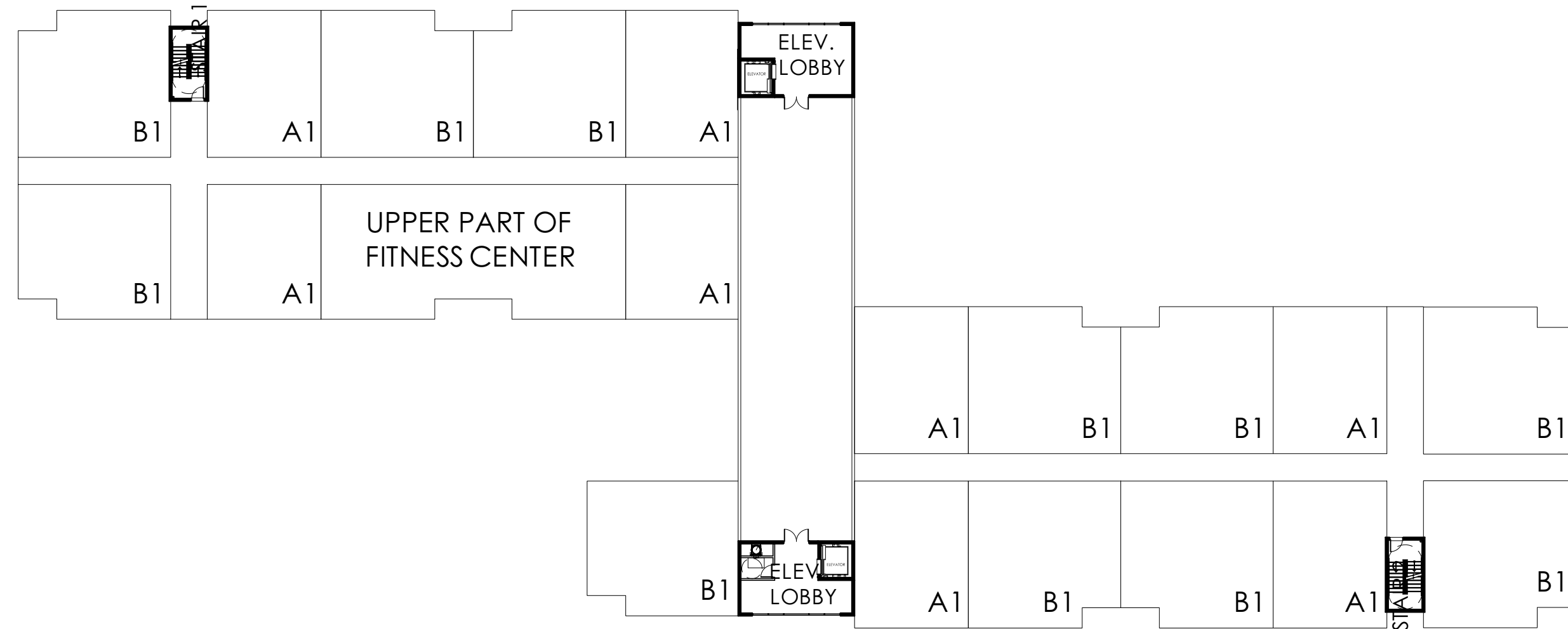
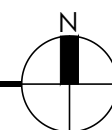
SCHEMATIC FLOOR PLANS - 4th FLOOR

SCALE 1" = 30'-0"



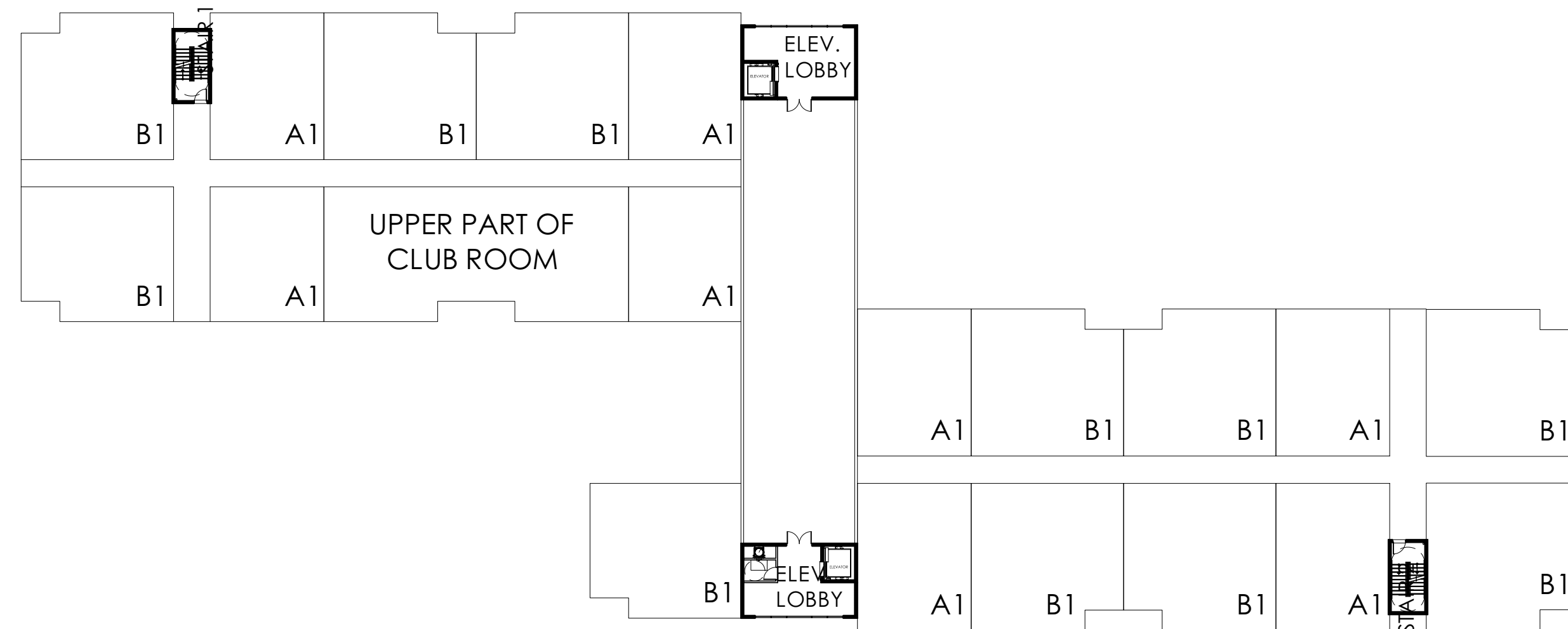
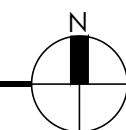
SCHEMATIC FLOOR PLANS - 6th & 7th FLOORS

SCALE 1" = 30'-0"



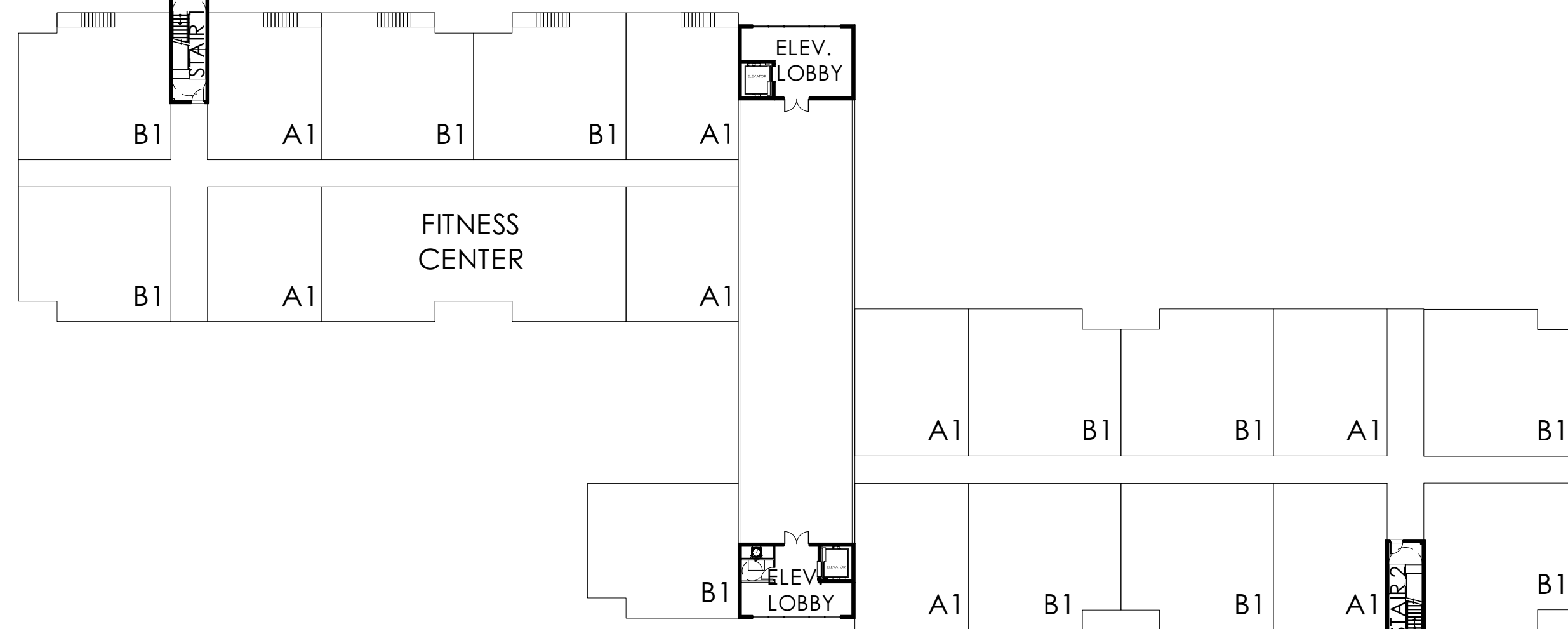
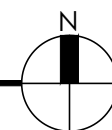
SCHEMATIC FLOOR PLANS - 3rd FLOOR

SCALE 1" = 30'-0"



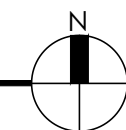
SCHEMATIC FLOOR PLANS - 5th FLOOR

SCALE 1" = 30'-0"



SCHEMATIC FLOOR PLANS - 2nd FLOOR

SCALE 1" = 30'-0"



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R E V I S I O N S

**EAST MIXED USE
BUILDING**

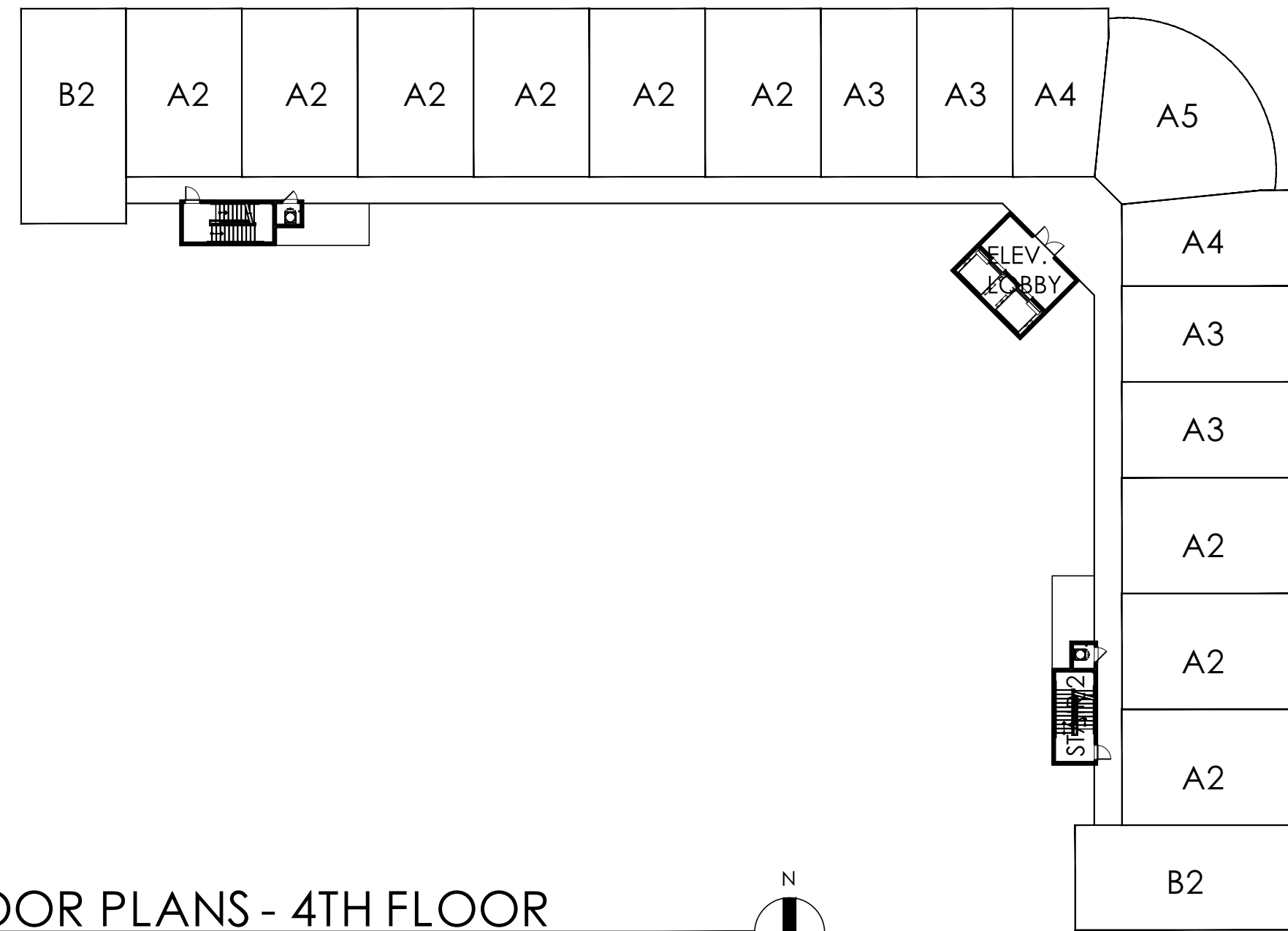
FLOOR PLANS

P&Z

PRE-APPLICATION MEETING

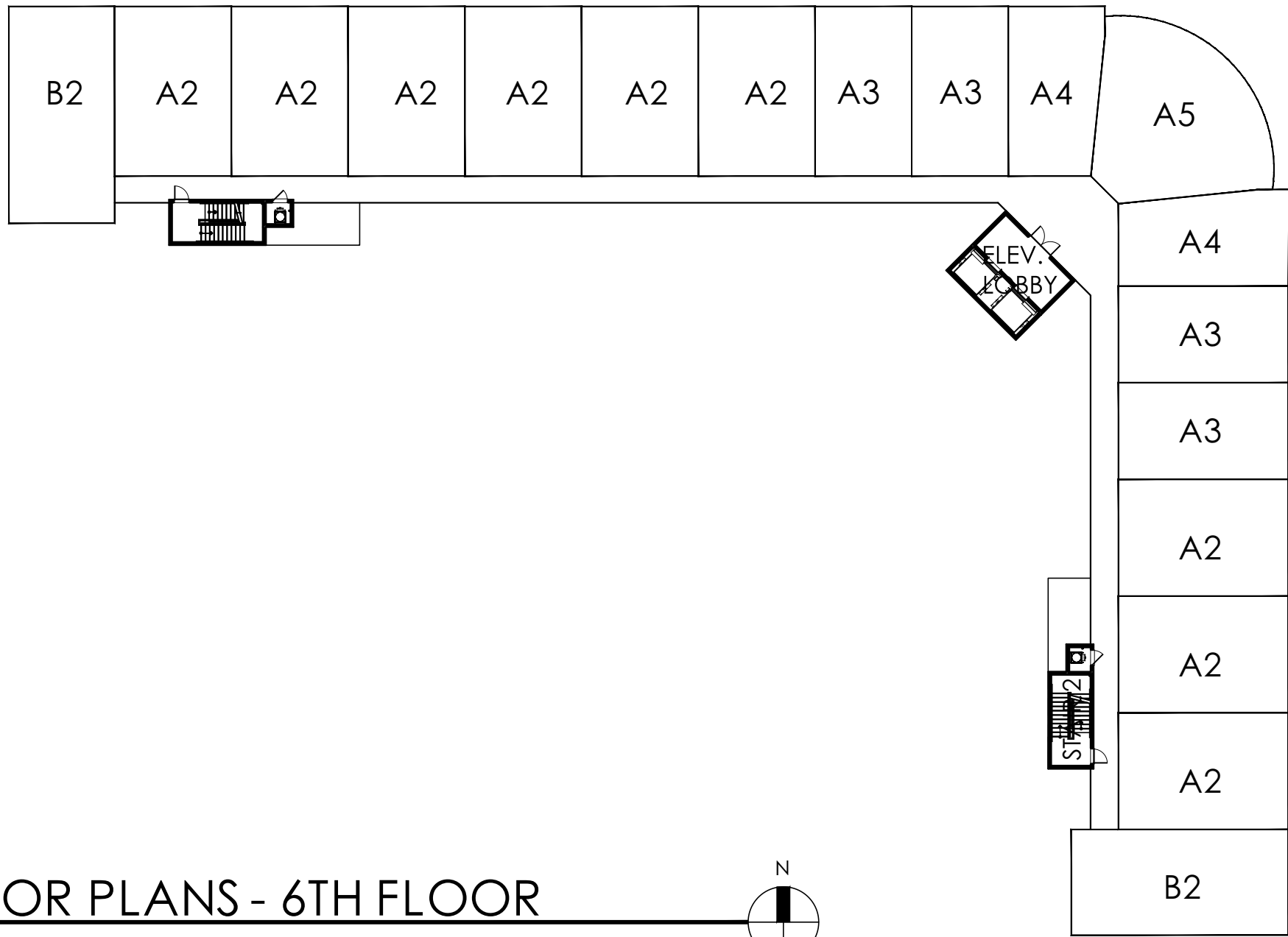
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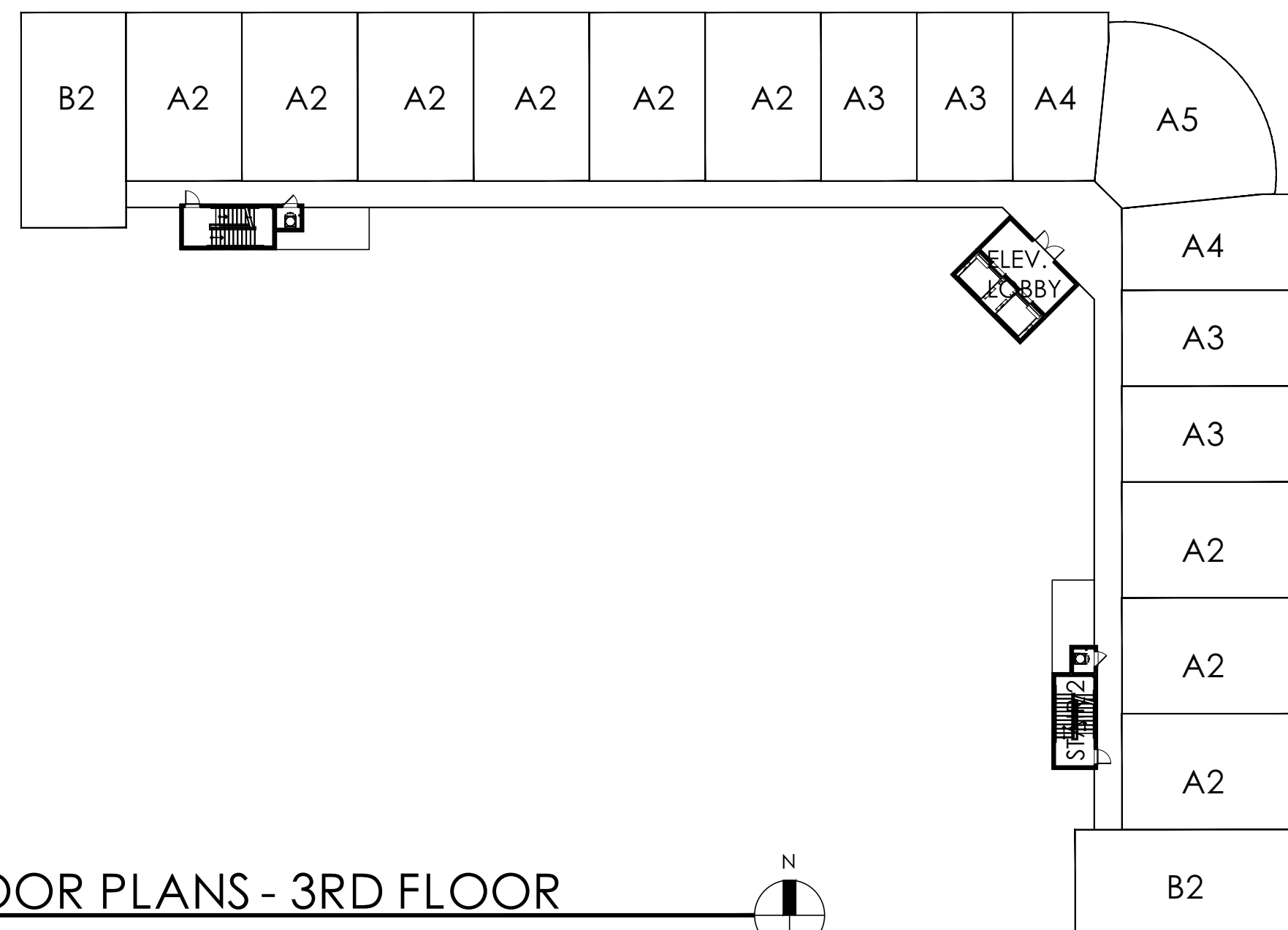
SCHEMATIC FLOOR PLANS - 4TH FLOOR

SCALE 1" = 30'-0"



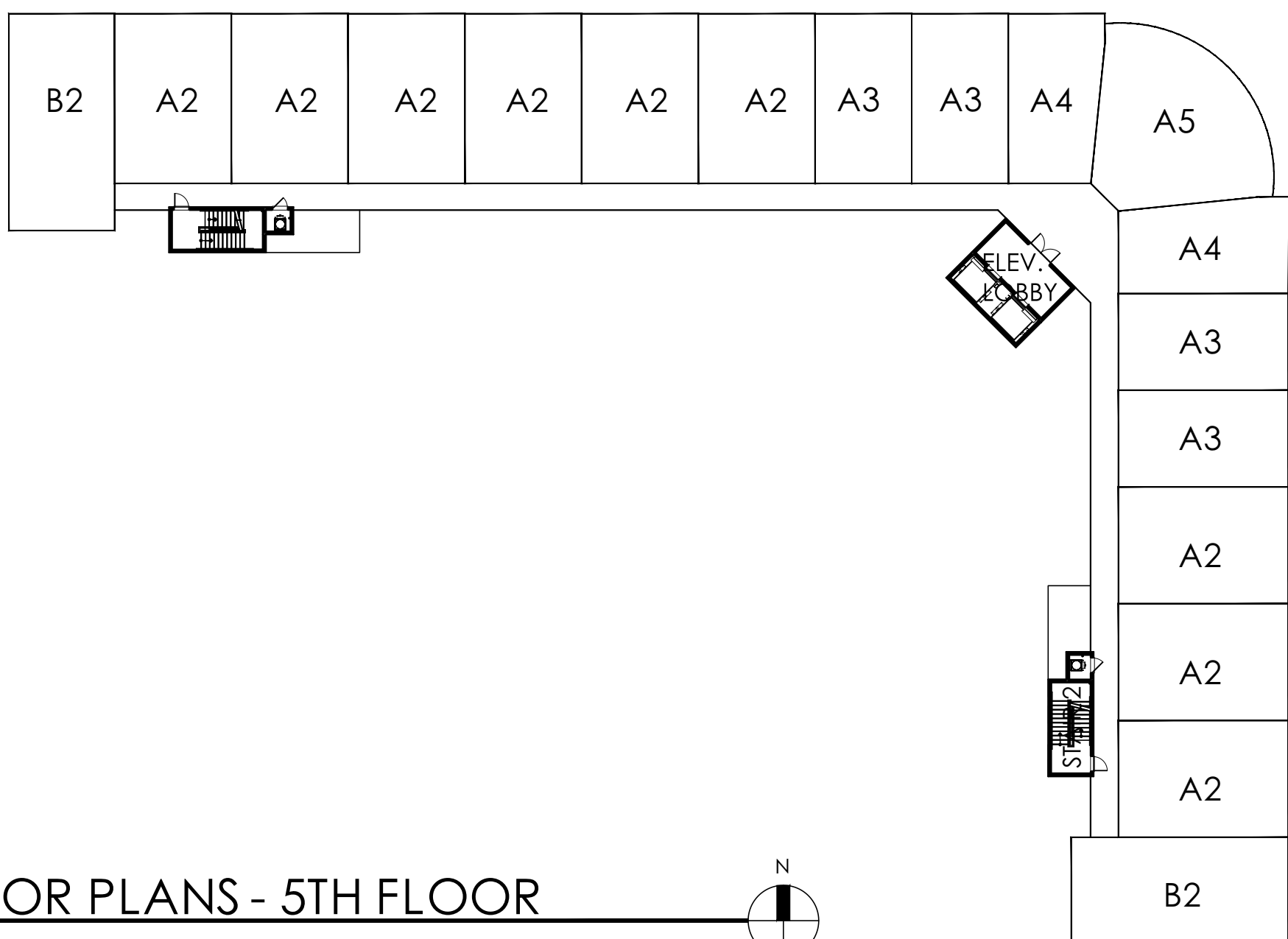
SCHEMATIC FLOOR PLANS - 6TH FLOOR

SCALE 1" = 30'-0"



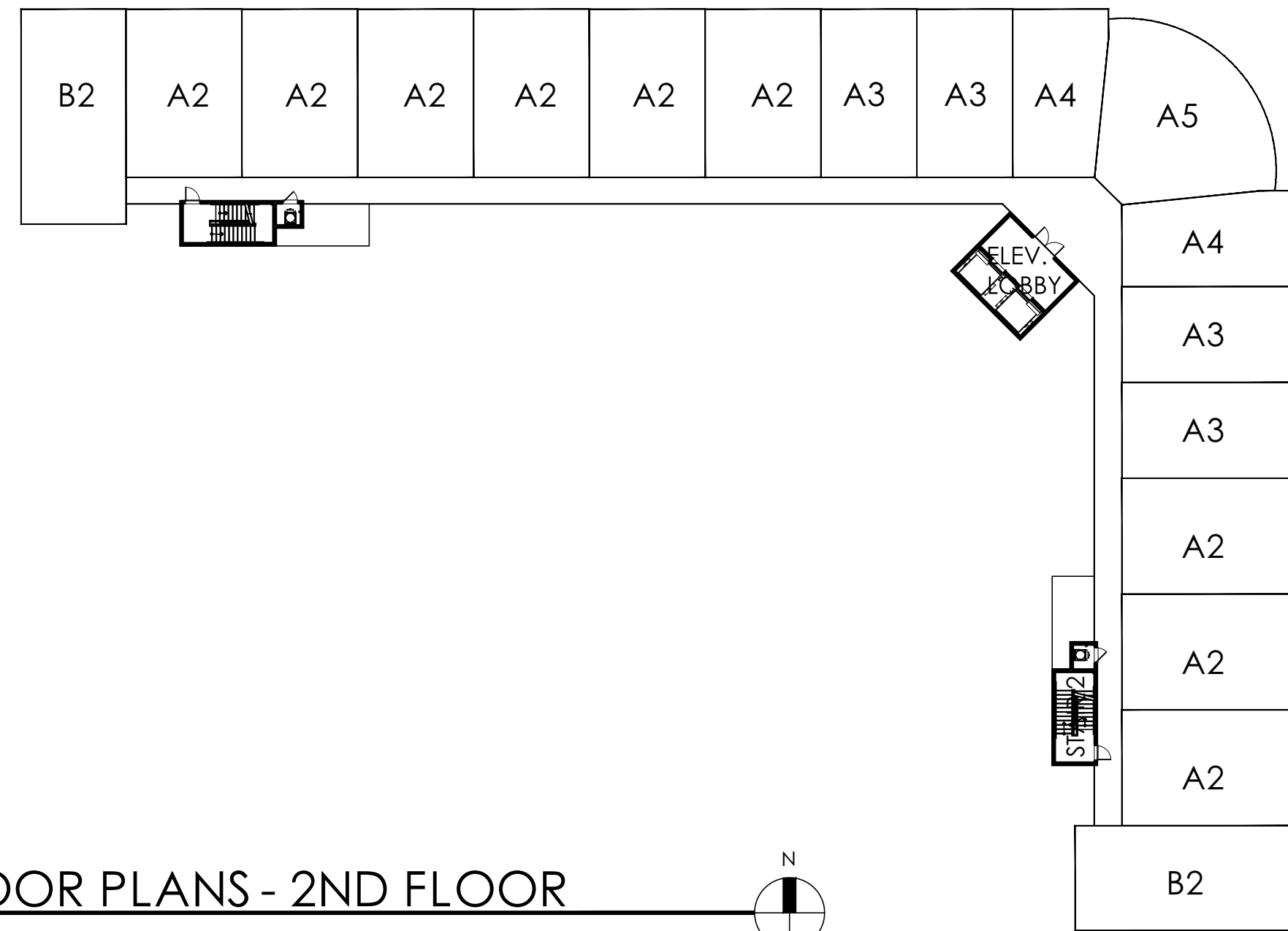
SCHEMATIC FLOOR PLANS - 3RD FLOOR

SCALE 1" = 30'-0"



SCHEMATIC FLOOR PLANS - 5TH FLOOR

SCALE 1" = 30'-0"



SCHEMATIC FLOOR PLANS - 2ND FLOOR

SCALE 1" = 30'-0"